

enquiries refer

Anthony Peters

in reply please quote

DA 2007/667 – Stage 3A



2 April 2015

Department of Planning & Environment
Industry Assessments
GPO Box 39
SYDNEY NSW 2001

Attention: Mr Thomas Piovesan
thomas.piovesan@planning.nsw.gov.au

Dear Thomas

**Re: Riveroaks Residential Subdivision, Ballina (MP 06_0118 MOD 2)
Lot 100 DP 1198731, Elkhorn Parade, Ballina**

I refer to your electronic mail of 31 March 2015 requesting Council's comments in relation to the proposed modification.

Council highlighted the need for the modification during the assessment of the subdivision certificate for Stage 3A of the approved development due to changes in approved lot types, configurations and areas. The need for formal modification was later confirmed by the Department on 18 March 2015.

Subject to the modifications only relating to those outlined in the attached report prepared by Northern Rivers Surveying dated 19 March 2015, i.e. Stage 3A, Council raises no objection to the modifications as proposed by:

- Reducing the number of approved "duplex" allotments from four to two;
- Reducing the number of "courtyard" allotments from six to four;
- Increasing the number of "traditional" allotments from seven to 11;
- Altering the numbering of Stage 3A to be consecutive in numbering as required by NSW Land and Property Information; and
- Modifying the description of the approval to reflect the proposed modifications.

Consequently, as no additional allotments are being created, it is considered that the proposed condition rewording is satisfactory should the Department approve the modification.

If you have any enquiries in regard to this matter please contact Anthony Peters on 02 66861 254.

Yours faithfully

Rod Willis
Group Manager
Development and Environmental Health

40 cherry street, po box 450, ballina nsw 2478

t 02 6686 4444 • f 02 6686 7035 • e council@ballina.nsw.gov.au • w ballina.nsw.gov.au